



## County of San Diego DPLU Update

June 2010

### IMPORTANT DATES:

June 18: Transfer of Development Rights Program Meeting  
10 am – 12 noon, Planning Commission Hearing Room

June 23: Board of Supervisors:  
Medical Marijuana Ordinance

For more information and additional upcoming meetings, please visit the Calendar on the General Plan Update [Web site](#).

## Advance Planning News

### General Plan Update

#### Notice of Transfer of Development Rights Program Workshop Scheduled for June 18

A second combined meeting of the public, Steering Committee and Interest Group has been scheduled at 10:00 am, June 18 in the Planning Commission Hearing Room to discuss recommendations by staff on a draft Transfer of Development Rights Program. The first Transfer of Development Rights Program Combined Workshop was held on May 7 in the Planning Commission Hearing Room. A Transfer of Development Rights program is being considered to potentially allow property owners who would have a reduced residential density under the General Plan Update to transfer (sell) those units. This was directed by the Planning Commission with their motion to recommend the General Plan Update for approval on April 16. Additional information will be sent to interested individuals a week prior to the meeting. To be included on the distribution list, please e-mail County staff at [gpupdate.dplu@sdcounty.ca.gov](mailto:gpupdate.dplu@sdcounty.ca.gov) or call 858-694-2488.

#### Ordinance Consistency Changes Available for Review and Comment

Draft proposed text changes to the Zoning Ordinance, Subdivision Ordinance and the Resource Protection Ordinance to ensure consistency with the GP Update are now available for review and comment. Draft proposed property specific zoning changes necessary for GP Update consistency were released at the beginning of May. An additional part of the consistency review is the necessary text changes to affected ordinances as a result of the GP update.

These amendments are now available for public review and comment at: <http://www.sdcounty.ca.gov/dplu/ordamend.html>. Comments are due by June 30<sup>th</sup>. (Staff Contact: [Carl Stiehl](#))

#### Property Zoning Changes for GP Update Consistency

In early May, DPLU notified all property owners with zoning changes being proposed by the GP Update; giving them the opportunity to advise staff of any concerns that they might have. These changes recommended by staff are intended to ensure that zoning is consistent with the General Plan Update land use map endorsed by the Planning Commission on April 16. Planning and Sponsor Group have also been provided an opportunity to comment on the proposed zoning changes. The proposed land uses and property specific zoning are available on the County web site under [Zoning Consistency Review](#).

The proposed zoning changes will be presented to the Planning Commission on July 9, to obtain a recommendation before going to the Board of Supervisors with the General Plan Update. To get more information about the zoning consistency review, please e-mail County staff at [gpupdate.dplu@sdcounty.ca.gov](mailto:gpupdate.dplu@sdcounty.ca.gov) or call the special line set up at 858-694-2488.

## **Policy and Ordinance Development**

### **Solar Energy Ordinance Available for Review and Comment**

A draft Solar Energy Ordinance and associated environmental analysis is currently available for public review and comment. Advance Planning has been working on amendments that would improve the Zoning Ordinance's solar and wind energy regulations. As a result of public comments received during public review of the ordinance staff will now move forward with two separate ordinances; one for solar energy the other for wind energy. The draft Solar Energy Ordinance is currently available for public review and comment and is scheduled to be brought to the Planning Commission this summer. An ordinance addressing wind energy systems will require additional analysis. No determination has been made on a tentative hearing date. You can view the Solar Energy Ordinance at the [DPLU Advance Planning Website](#) (Staff Contact: [Marcus Lubich](#))

### **Medical Marijuana Ordinance Scheduled for June 23 Board of Supervisors Hearing**

On May 14, the Planning Commission recommended approval of Zoning Ordinance amendments (with revisions) that provide guidelines about how medical marijuana collectives could be sited within the unincorporated county. This ordinance will be considered by the Board of Supervisors on June 23 along with a companion ordinance to be administered by the Sheriff. The companion ordinance specifies how collectives could be licensed and operated. The Board of Supervisors approved an interim urgency ordinance enacting a moratorium to prohibit the establishment of marijuana dispensaries in the unincorporated county last year. The urgency ordinance was approved for a 10 month and 15 day period consistent with State law to give staff time to research, study and propose options to regulate medical marijuana collectives. (Staff Contact: [Joseph Farace](#))

### **Density Bonus Ordinance Recommended for Approval**

On April 30 the Planning Commission recommended that the Density Bonus Ordinance be approved with a 7-0 vote. Advance Planning staff has prepared a Zoning Ordinance Amendment to make the County's Density Bonus provisions consistent with State requirements, to implement the goals, policies and objectives of the County's housing element and to provide clear guidance on concessions and incentives for the provision of housing that qualifies for a density bonus. The amendments also include a local Affordable Senior Housing Program that will allow the County to sunset Board Policy I-79: Housing Affordable to

Elderly Households, and revise the General Plan Regional Land Use Element Policy 3.6. The mobile home park density bonus program covered by General Plan Regional Land Use Element Policy 3.8 and Board Policy I-102: Guidelines for Meeting the Socio-economic Benefit Provisions of Regional Land Use Element Policy 3.8, are proposed for repeal. The Ordinance will be before the Board of Supervisors this summer. [Advance Planning website](#). (Staff Contact: [Dixie Switzer](#))

### **Tiered Winery Ordinance Recommended for Approval**

On April 30 the Planning Commission recommended that the Tiered Winery Ordinance be approved with revisions. The Planning Commission vote was 5-2 with Commissioners Beck and Reiss voting no. The Tiered Winery Ordinance would amend the Zoning Ordinance by introducing one new winery classification (Small Winery), revising two existing winery classifications and allowing Boutique Wineries as by-right use. The Ordinance is anticipated to be before the Board of Supervisors this summer. The ordinance can be viewed at: [Policy and Ordinance Development website](#) (Staff Contact: [Matt Schneider](#)).

View our Web Site for more information:  
<http://www.sdcounty.ca.gov/dplu/advance/index.html> or  
[www.sdcounty.ca.gov/dplu/gpupdate](http://www.sdcounty.ca.gov/dplu/gpupdate)

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